

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
PROCLAIMER OF MINOR MODIFICATION OF URBAN RENEWAL PLAN
OF THE DOWNTOWN-WATERFRONT-FANEUIL HALL
URBAN RENEWAL AREA PROJECT NO. MASS. R-77

WHEREAS, the Urban Renewal Plan for the Downtown-Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, was adopted by the Boston Redevelopment Authority on April 24, 1964, and approved by the City Council of the City of Boston on June 8, 1964, and requires the development of land in compliance with the regulations and controls of the Plan; and

WHEREAS, Section 1101 of said Urban Renewal Plan entitled "Modification", provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, Section 503 of said Urban Renewal Plan entitled "Specific Land Use and Building Requirements", designates Permitted Uses for Parcel A-6 as General Office, and for Parcel D-1 as General Business; and

WHEREAS, said Section 503 designates the Maximum Building Height for Parcel A-6 at 250 feet; and

WHEREAS, said Section 503 designates the Maximum Floor Area Ratio for Parcel A-6 10; and

WHEREAS, said Section 503 designates the Ground Floor Setback for Parcel A-6 to be 10' in depth along Northern, Southern and Eastern Frontages; and

WHEREAS, said Section 503 designates the Maximum Building Height for Parcel A-7 at 150 feet; and

WHEREAS, said Section 503 allows enclosed and open parking spaces for Parcel A-7; and

WHEREAS, said Section 503 designates the Ground Floor Setback for Parcel A-7 to be 10' in depth along Southern Frontage; and

WHEREAS, said Section 503 designates the Maximum Building Height for Parcel D-1 at 60 feet; and

WHEREAS, said Section 503 designates the Minimum Parking Spaces for Parcel D-1 at 200-8/; and

WHEREAS, said Section 503 designates the Vehicular Access for Parcel D-1 to be from Atlantic Avenue or Richmond Street; and

WHEREAS, the Proposed Land Use Plan shows the general circulation plan and parcel designations for the renewal area; and

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 503, Parcel A-6, on Page 19, Permitted Uses, is hereby amended by inserting before the words "General Office", the words "Residential and General Business".
2. That Section 503, Parcel D-1, Page 20, Permitted Uses, is hereby amended by inserting before the words "General Business", the word "Residential", and after the words "General Business", the word "Institutional".
3. That Section 503, Parcel A-6, on Page 19, Maximum Building Height, is hereby amended by deleting the figure "250", and inserting the figure "150".
4. That Section 503, Parcel A-6, on Page 19, Maximum Floor Area Ratio, is hereby amended by deleting the figure "10" and inserting therein the figure "6".
5. That the requirements for Arcades or Ground Floor Setbacks, Section 503, Parcel A-6 on Page 19, is hereby deleted.
6. That Section 503, Parcel A-7, on Page 19, Maximum Building Height, is hereby amended by deleting the figure "150" and inserting therein the figure "85".
7. That Section 503, Parcel A-7, on Page 19, Minimum Parking Spaces, is hereby amended by deleting the figure "3" and inserting therein the figure "1".
8. That the requirement, Ground Floor Setbacks, Section 503, Parcel A-7 on Page 19, is hereby deleted.
9. That the Proposed Land Use Plan be changed in accordance with the attached Amended Proposed Land Use Plan to reflect the relocation of Parcel D-1 and the creation of Parcel C-2b.
10. That the alignment and width of Atlantic Avenue be revised in accordance with the attached Amended Proposed Land Use Plan.
11. That the area of Parcel A-8 be expanded in accordance with the attached Amended Proposed Land Use Plan.
12. That Section 503, Parcel D-1, on Page 20, Maximum Building Height, is hereby amended by deleting the figure "60" and inserting therein the figure "125".
13. That Section 503, Parcel D-1, on Page 20, Minimum Parking Spaces, is hereby amended by deleting the figure "200".
14. That the requirement, Vehicular Access, Section 503, Parcel D-1, on Page 20, is hereby deleted.
15. That Section 503, of said Urban Renewal Plan, Page 20, is hereby amended by adding Parcel C-2b with the following building requirements:

<u>PERMITTED USES</u>	<u>MAXIMUM BLDG. HEIGHT</u>	<u>MAXIMUM FLOOR AREA RATIO</u>	<u>MINIMUM PARKING SPACES</u>
Residential	80 feet	4	<u>8/</u>

16. That Parcel C-2b of said Plan shall be provided as a site for a minimum of 100 units of low and moderate income housing for the elderly under the provisions of Section 236 of the National Housing Act of 1968.

17. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

18. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.

19. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.

20. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1.

AGENCY:

BOSTON REDEVELOPMENT AUTHORITY

PROJECT IDENTIFICATION:

DOWNTOWN WATERFRONT PROJECT - MASS. R-77
Minor Plan Modifications to
certain parcels:

Parcel A-6
Parcel A-7
Parcel A-8
Parcel D-1
Parcel C-2b

Atlantic Avenue, Stage II.

I. Background Information

A. Brief description of the proposed project and of the B.R.A. involvement

The BRA proposed to make minor modifications to the urban renewal plan of the Downtown Waterfront-Faneuil Hall Urban Renewal Area Mass. R-77. The Renewal Area has been previously approved by the Boston City Council, the Mayor, the State of Massachusetts and the United States Department of Housing and Urban Development.

The BRA has recently completed an intensive review of certain aspects of this plan, adopted in the early 1960's. This review was carried out in cooperation with community groups (the North End - Waterfront Restudy Committee) within the Renewal Area and in the adjoining North End neighborhood. The specific purpose for undertaking the review was to give adequate consideration to the impact of currently planned improvements and the affect on the environment, the quality of life and the historic character of the area.

The proposed actions in the area, (see attached map) based on the results of the intensive study by the BRA and community groups (the latter working with professional planning consultants) will result in a substantial decrease in the scale of development, as originally proposed. A summary of the plan modifications is listed below.

The proposed modifications are the result of the intensive planning and design efforts since April, 1973 to reexamine certain aspects of the Waterfront Project. Numerous alternatives were

considered, with emphasis on alternatives for public open space, the proposed Atlantic Avenue relocation, and new housing.

Parcel A-6

Originally proposed for office use with a maximum building height of 250 feet; now proposed for mixed income housing with ancillary office and retail uses on the ground floor; maximum allowable height; 150 feet.

Careful consideration will be given to the effect of the building's height and massing on adjacent open space and historic Long Wharf once detailed design work is started.

Parcel A-7

Originally proposed as a 15-story motel, the proposed limit will be 7 stories or 85 feet. The same design considerations as on A-6 will be utilized as detailed design review proceeds.

Parcel D-1

The location of this parcel will be shifted to allow significant views of the historic Mercantile Wharf building. Originally proposed for office and garage use, the new proposal will allow about 125 units of housing with a ground floor institutional use adjacent to the public park (discussed below). Height and massing of the buildings will reflect adequate consideration for the Mercantile Wharf Building.

Parcel C-2b

Originally proposed for a moderate income townhouse development, the new proposal for 160 units of low and moderate rent elderly housing recognizes the substantial need for this kind of housing in the immediate vicinity. Design controls will reflect the scale of the adjacent Commercial Block and the Fulton-Commercial Streets area, now on the National Register of Historic Places.

Parcel C-2

Additional rehabilitation in this area is desired. The construction of 110 units of low rent elderly housing is proposed on a site containing buildings listed on the National Historic Register. Consultation with the Department of Housing and Urban Development and the National Advisory Council on historic preservation before the buildings are demolished. A portion of the area is now being studied as a site for a parking structure to provide a facility for persons living in the new and rehabilitated structures in the immediate area. It could also serve as a resource for local businesses in the area.

Sargent's Wharf

Original scale of development (200-225 units of housing) will be maintained with supportive office and/or retail space.

Waterfront Park (Parcel A-8)

The original BRA plan proposed a 2.4 acre public open space. The BRA intends to revise this parcel to provide a 4.3 acre park which will be linked to about 3 acres of public open space on Long Wharf. 1.5 acres of additional open space, open to the public, will be built and maintained by the private developers of the adjoining parcels (A-6, D-1, C-2b).

Atlantic Avenue, relocated

Originally planned as a major roadway, 80 feet in width, with six moving lanes, a median strip, and turning storage lanes, the Avenue will be sealed down as a result of the study. An analysis of the existing and future traffic demands was carried out. The analysis indicated that four moving lanes at peak hours would be sufficient to effectively service the area. As a result, a 44 foot roadway has been proposed in an alignment west of the original location. This alignment allows for new housing and additional public open space, much of it unaffected by the roadway.

II. Description of the Geographical areas which will be affected by the project, including distinguishing natural and man-made characteristics; and a brief description of the present use of the area.

The area which will be affected by the proposed modifications is approximately 11 acres (see attached map), all of which are vacant. Its location, adjacent to Boston Harbor, is its most distinguishing natural characteristic. The area is presently adversely affected by several man-made characteristics such as the John F. Fitzgerald Expressway, or Central Artery, the excessive numbers of streets in need of repair, inadequate public and private utilities and a general aura of blight. However, other man-made characteristics are the notable buildings in the vicinity (many of which are on the National Register of Historic Places), for example, the Mercantile Wharf Building, the Commercial Block, Commercial Wharf West and South, Fulton and Commercial Streets, the Gardner Building and Custom House Block. These structures affect the area in a most beneficial way and are being rehabilitated or rehabilitation is complete. The rehabilitation is providing substantial amounts of housing and supportive commercial space. The area is being transformed into a viable residential area which will be strengthened significantly by the implementation of the proposed plan modifications.

III. Preliminary Assessment of Environmental Damages

	<u>Short Term</u>	<u>Long Term</u>
1. Could the project affect the use of a recreational area or area of important aesthetic value?	No	No

The proposed plan modifications will create a substantial new public waterfront park and new privately developed, open space, and beneficially affect the area. The new housing and motel will be designed to reflect the character of the area, maintain views the harbor, the park, and historic buildings in the area.

2. Are any of the natural or man-made features in the affected area unique; that is not found in other parts of the Commonwealth or Nation?	No	No
---	----	----

The Closeness of a unique portion Boston Harbor and the properties on the National Register of Historic Places can create an exciting and unparalleled urban space.

3. Could the project affect an Historical or archaeological structure or site?

No

No

It is essential that subsequent building design reflect and relate to the unique character of the area. There will be limited demolition of older buildings and new construction in and around historic areas. The preliminary assessment is ~~not~~ ^{that} the proposed program of rehabilitation and new construction will benefit and upgrade the area.

4. Could the project affect the potential use, extraction, or conservation of a scarce natural resource?

No

No

5. Does the project area serve as a habitat, food source, nesting place, source of water, etc. for rare or endangered wildlife or fish species?

The area does not serve, nor is it expected to serve this function in the foreseeable future.

6. Could the project affect fish, wildlife or plant life?

No

No

It is not anticipated that the project will adversely affect such life. However, separation of sewer and storm drainage, the removal of rotting piles and piers from the water area adjoining the site, and creating a public park area could be beneficial to both fish and plant life.

- | | | |
|---|----|----|
| 7. Are there any rare or endangered species in the affected area? | No | No |
| 8. Could the project change existing features of any of the Commonwealth's fresh or saltwaters or wetlands? | No | No |

See 6 (above).

- | | | |
|---|----|----|
| 9. Could the project change existing features of any of the Commonwealth's beaches? | No | No |
|---|----|----|

There are no beaches in the project area.

- | | | |
|---|----|----|
| 10. Could the project result in the elimination of land presently utilized for agricultural purposes? | No | No |
|---|----|----|

The project will not eliminate land need for agricultural purposes.

11. Will the project require a variance from, or result in a violation of, any statute, ordinance, by-law, regulation or standard, the major purpose of which is to prevent or minimize damage to the environment? No No
12. Will the Project Require Certification, Authorization or Issuance of a Permit by an Local, State or Federal Environmental Control Agency? No No
13. Will the Porject Involve the Application, Use or Disposal of Potentially Hazardous Materials? No No

There are no potentially hazardous materials involved.

14. Will the Project Involve Construction of Facilities in a Flood Plain? No No

The control site area is not part of a flood plain.

15. Could the Project Result in the Generation of Significant Amount of Noise? No No

The City will comply with the latest EPA regulations, energy cutback programs, and the concern of its residents for an improved quality of life.

16. Could the Project Result in the
Generation of Significant Amount of
Dust?

No

No

17. Will the Project Involve the Burning
of Brush, Trees, Construction Materials,
etc.?

No

No

The area does not contain brush and
trees. Burning of construction
materials or other material will not
be allowed and all such material will
be removed from the site.

18. Could the Project Result in a Deleterious
Effect on the Quality of any Portion of
the State's Air or Water Resources?

No

No

Area is adjacent to the waterfront,
therefore ground water, ground water
table, or fresh water resources will be
affected.

19. Could the Project Affect an Area of
Important Scenic Value?

No

No

(See background information and 1, 2,
and 3 above).

20. Will the Project Result in Any Form of
Environmental Damage not Included in the
Above Questions?

No

No

SUMMARY OF PLAN MODIFICATIONS

	<u>OLD PLAN</u>	<u>NEW PLAN</u>
Parcel A-6	office use, 250 feet, maximum height limit	housing, 150 feet, maximum maximum height limit
Parcel A-7	motel, 150 feet, maximum height limit	motel, 85 feet, maximum height limit
Parcel D-1	office use, parking, 60 feet, maximum height limit	housing, 125 feet, maximum height limit
Parcel C-2b	housing, 90 feet, maximum height limit	housing, 80 feet, maximum height limit
Parcel A-8	park, 2.4 acres	park, 4.3 acres
Atlantic Ave.	80 foot pavement, 6 moving lanes	44 foot pavement, 4 moving lanes, at peak hours

IV. CONCLUSIONS

Place a check in the appropriate box.

1. (X) It has been determined that the urban renewal plan changes proposed herein will not cause significant environmental damage. Further reports on specific projects will be filed in accordance with existing regulations, if applicable.
2. () It has been determined that the project may cause significant environmental damage. A draft environmental impact report will be submitted on _____ (approximate date).

The draft report will be:

3. () Standard
4. () Extensive
5. () Combined
6. Joint, in participation with _____, with _____ designated as the lead agency.

Signature of Preparing Officer _____

Title _____

Address _____

Telephone _____

MEMORANDUM

6c
DECEMBER 13, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: DOWNTOWN-WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA
PROJECT NO. MASS. R-77
PROCLAIMER OF MINOR MODIFICATIONS OF URBAN RENEWAL PLAN
DISPOSITION PARCELS A-6, A-7, D-1, C-2b

After carefully considering the recommendation of the BRA reviewing group and studying and taking into consideration the majority and minority reports of the Waterfront Restudy Committee, it is recommended that minor modifications be made to the Renewal Plan. It is felt that these modifications would best reflect the Authority's commitment towards the further establishment of a viable and exciting urban environment. The modifications outlined below not only reflect our professional judgment as to the appropriate utility of land included within the renewal area, but also reflect our philosophy as to how the needs of the citizenry of this area can be best satisfied.

It is recommended that the Permitted Uses for Parcel A-6 be modified so that housing and supporting uses may be constructed on this site. The Maximum Building Height allowed should be reduced to 150 feet. The present height limitation is 250 feet. The Maximum Floor Area Ratio allowed should be reduced to 6. The Maximum F.A.R. is presently 10. The Ground Floor Setback requirement should be deleted.

It is recommended that the Maximum Building Height for Parcel A-7 should be reduced to 85 feet. The present height limitation is 150 feet. The requirement for Parking should be amended to read "No Open Parking Permitted", and the Ground Floor Setback requirement should be deleted.

It is further recommended that the alignment of Atlantic Avenue be changed to generally correspond to the existing alignment of Mercantile Street as shown on the attached and amended Proposed Land Use Plan. It is also recommended that the width of this roadway be scaled down from six moving lanes with a breakdown lane and median strip to four moving lanes. It is submitted that this size roadway more appropriately corresponds to the scale of the residential and open space planned for the area. It is also recommended that the size of the park on Parcel A-8 be increased from approximately 2 acres to approximately 4.3 acres. Together with the open space planned for the abutting renewal parcels, there will be a contiguous open and public space of approximately 5.4 acres.

Because of the new alignment of Atlantic Avenue, it is recommended that the location of Parcel D-1 be changed as shown on the attached map. It is further recommended that because of the new alignment of Atlantic Avenue and the relocation of Parcel D-1, that Parcel C-2 be expanded to include Parcel C-2b. This new Parcel (C-2b) shall be used exclusively for low and moderate income housing for the elderly and will complement the already approved low income elderly construction within Parcel C-2.

It is recommended that Parcel D-1 be amended to include Residential and Institutional as Permitted Uses. The Maximum Building Height should also be amended to 125 feet. The Minimum Parking spaces should be amended by deleting the figure 200. The requirement for Vehicular Access is no longer applicable and should therefore be deleted.

It is recommended that the Maximum Building Height for Parcel C-2b should be 80 feet and that the Maximum Floor Area Ratio allowed should be 4. The Permitted Use should be Residential. The requirement for parking should read "No Open Parking Permitted".

It has been determined that said modifications are minor in nature in that they do not constitute a fundamental change in the overall project nor do they materially or substantially alter or change the Plan.

An appropriate Resolution is attached.

Attachment

MAP FOR

DOC. 2672



- institutional
- public open space
- residential
- general office
- general business
- mixed use residential, general business
- mixed use general office, general business
- mixed use institutional, general business
transient housing, general office
- utilities, public service
- public ownership
- marine and marine accessory
- MTA subway station
- MTA easements
- other easements
- property not to be acquired
- disposition parcel
- proposed U.S. Pierhead Line
- project boundary
- U.S. Pierhead Line

PREPARED BY THE DOWNTOWN WATERFRONT CORPORATION

Proposed Land Use
REVISED DECEMBER 13, 1973

DRAWN BY	REVISIONS
CHECKED BY	DATE
DATE	DATE

APRIL 8, 1965

**Downtown Waterfront —
Faneuil Hall
Urban Renewal Area
Massachusetts R-77**

BOSTON REDEVELOPMENT AUTHORITY